

Inclusions

Our turnkey inclusions mean all you need to do is move in and unpack...

NCC 2022 REQUIREMENTS

Wet Areas	One step free shower recess Single entry point with step-free threshold (<5mm) Noggins in wet areas for future grab rail installation
Energy Rating	7-star energy compliance 5KW photovoltaic panels with inverter to meet whole-home requirements

FOUNDATIONS

Slab	Engineered concrete waffle slab Part A slab penetration termite treatment Part B slab perimeter termite treatment (physical barrier)
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KITCHEN

Appliances	600mm stainless steel electric under-bench oven & gas cooktop 600mm concealed rangehood Freestanding stainless steel dishwasher
Sink	Undermount stainless steel sink
Materials	20mm Caesarstone aris edge benchtop (silica-free) Laminex melamine cabinetry with square-edge doors & panels Overhead cabinetry as per standard drawings Soft-close to drawers Ceramic tiled splashback
Tapware	Chrome mixer tap
Other	Capped water point to fridge space

BATHROOM & ENSUITE

Basin	Semi-inset seamless vitreous China basin
Shower	Semi-frameless pivot shower doors with tiled base
Toilet	Dual-flush vitreous China toilet suite and enclosed trap
Tapware	Single lever tapware, shower rail & bath outlet
Fixtures	Towel hook, single or double towel rail & toilet roll holder (chrome)
Mirrors	Polished edge mirrors above vanity
Exhaust Fan	Externally ducted exhaust fans with draft stoppers
Benchtops	20mm Caesarstone benchtop to Bathroom and Ensuite (design-specific)

Vanity	Laminate vanity unit to Bathroom and Ensuite
Tiles	Ceramic tiled niche to Bathroom and Ensuite showers Ceramic wall tiles to shower recess Floor & skirting tiles throughout
Bath	1500mm back-to-wall freestanding bath (design-specific)

LAUNDRY

Trough	45L freestanding laundry trough with metal cabinet & chrome mixer
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FLOOR COVERINGS

Carpet	Category 2 carpet to nominated rooms (refer to standard plans for locations)
Hard Floors	Laminated timber grain flooring to nominated rooms (refer to standard plans for locations) Ceramic floor tiles to wet areas nominated rooms (refer to standard plans for locations)

WINDOWS & EXTERNAL DOORS

Door	Painted feature entry door with clear glazing (design specific)
Windows	Sliding aluminium glazed windows & doors with keyed locks (7-star rating)
Fittings	Double cylinder pull handle to entry door Entrance set to Front Entry door
Flyscreens	Aluminium mesh flyscreens to all openable windows

GARAGE

Door	Powder-coated motorised sectional door with 2 remote controls & wall unit Internal Access Door (design specific)
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INSULATION

Energy Rating	Meets 7-star energy requirements
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CEILINGS

Ground Floor	2590mm high ceilings
First Floor	2440mm high ceilings

EXTERNAL

Façade	Façade as per approved architectural drawings
Bricks	Builders range bricks as per colour palette
Concrete	Concrete finish to porch floor (design-specific) Coloured reinforced concrete driveway (design-specific)
Landscaping	Full front & rear landscaping (design-specific)
Letterbox	As per developer guidelines
Fence	Fixed boundary fencing per developer requirements (design-specific)

INTERNAL

Stairs	Carpeted MDF treads & risers with painted handrail Under-stair storage (design-specific)
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HOT WATER SERVICE

Solar Heater	160L solar water heater with continuous flow booster Solar collector panel & storage tank positioned at builder's discretion
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ROOFING

Roof	Powder-coated metal roof
Fascia & Gutter	Powder-coated metal fascia & gutter

FIXTURES & FITTINGS

Fittings	Lever passage sets & pull handles
Skirtings	67x18mm skirtings & architraves Tiled skirtings in wet areas
Doors	Flush panel internal doors with stops & chrome hinges
Robes	Single melamine shelf & hanging rail in robes Sliding robe doors with aluminium frames & vinyl coating Walk-in robe with 4 drawers
Blinds	Single roller blinds with silver base bar to all windows (excluding highlight windows)

PAINT & PLASTER

Internal Walls	3-coat low sheen acrylic to internal walls (one standard colour)
Internal Doors	Semi-gloss paint for internal timber & doors
Ceilings	Flat acrylic for ceilings
Cornice	75mm cove plaster cornice

HEATING & COOLING

Living	7.5kW split system to Living Area
Bedrooms	2.5kW split system to Master Bedroom Panel heating to all bedrooms

ELECTRICAL

Power Points	Double power points in all rooms (1x per room)
Lights	LED downlights throughout (excl. Garage)
Smoke Detectors	Interlinked smoke detectors (AS3786 compliant)
External Lights	External lights per standard layout Waterproof motion sensor floodlight
TV & Data	1x Telephone & TV points in Master Bedroom & Family Room 1x TV antenna & Cat 6 data point

SERVICES - CONNECTIONS

Inclusions	Includes connection of water, sewer, telephone conduit & stormwater within allotment Connection to underground power & gas (where available)
Exclusions	Does not include electricity and telephone connection costs, all consumer account opening fees, and usage charges. Please discuss with your New Home Specialist if connection to natural gas is unavailable.
External Tap	2 x external taps
Fibre Optics	Fibre optic connection per estate design guidelines

STRUCTURAL

Frame	90mm structural pine framing & pine truss roof Timber sizes to be in accordance with AS1684 Timber Framing Code.
Guarantee	Lifetime Structural Guarantee (see website for full terms and conditions)

Simonds Homes reserves the right to substitute similar products to those referred to in this inclusion list should an item not be available